

STORM WATER FACILITY INSPECTION AND MAINTENANCE

The purpose of this chapter is to establish general policies for maintenance of storm water management systems in the City of Wichita and Sedgwick County, and to define the maintenance responsibilities of the local jurisdiction and the responsibilities of private property owners.

4.1 Inspection and Maintenance During Construction

4.1.1 Property Owner Responsibilities

This section attempts to provide further clarity on this requirement by describing the responsibilities of the property owner to perform inspections and maintenance **during** active construction, as well as the local jurisdiction's role in inspections and maintenance **during** construction.

While the construction site is active, the property owner (or the person holding the building permit, or the property owner's designee) must conduct inspections on all components of the storm water system within the development. The inspection should document the functionality of each component, including the component's ability to convey or treat runoff, as well as any maintenance needs. It is recommended that the storm water system be inspected after every rainfall event that produces storm water runoff to assess the functionality of the system.

The property owner is also responsible for performing maintenance on erosion prevention and sediment control practices and the portions of the storm water system that have been installed. Maintenance includes, but is not limited to, removing blockages, removing accumulated sediment, replacing stone, repairing silt fence, and cleaning sediment out of catch basins, pipes, and check dams. Maintenance activities should focus on maintaining the functionality of each component as well as preventing pollutants from being discharged from the development site.

Finally, the importance of properly functioning erosion prevention and sediment control practices to the future performance and operation of the site's storm water system must not be overlooked. Therefore, the property owner is responsible for conducting and documenting storm water system inspections and maintenance, in accordance with the local storm water management regulation and the Kansas General Permit for Stormwater Discharges at Construction Sites. Erosion control practices must function properly during construction to ensure that uncontrolled sediment does not impact the future functionality of storm water

Section 4.2 - Inspection and Maintenance After Construction

conveyance components, storm water management facilities, and preferred site design and WQ_v reduction areas.

4.1.2 Local Jurisdiction Authority and Responsibilities

Each jurisdiction's storm water management regulation gives them the authority and right to enter private property to inspect for compliance with approved plans. During the normal course of the property development process, this is a common occurrence. Local jurisdiction inspectors will document activities at the site and note any corrective actions needed at the site. The property owner (or his/her designee) may be required to provide the inspector with copies of inspection reports and permit documentation to verify that inspections and maintenance are being performed as necessary. In the event that a maintenance need or concern is identified during an inspection by the local jurisdiction, the property owner will be required to perform the maintenance activity and will establish a completion date in writing. Failure to perform the maintenance by the completion date set by the local jurisdiction could result in further enforcement action.

4.2 Inspection and Maintenance After Construction

Proper maintenance of storm water management facilities after construction is complete is one of the most important factors in the long-term performance and effectiveness of a storm water management plan. Effective, long-term operation and maintenance of storm water management facilities requires a three-phased approach on the parts of the developer, property owner and local jurisdiction. These three phases are as follows:

1. Site Developer: In an effort to reduce maintenance requirements for each development, the developer or site designer should consider the maintenance requirements for each structural storm water management facility (or the non-structural Preferred Site Design practices) when designing a development. To this end, the City of Wichita and Sedgwick County encourage site designers to utilize Preferred Site Design practices to the maximum degree practicable and thereby minimize the degree of storm water maintenance that will be required for the property after construction. Non-structural controls, which are discussed in detail in Volume 2, generally require very little (and often no) maintenance and can result in the need for a smaller structural facility needed to treat storm water runoff quality. The developer and site designer should then choose, design and construct structural storm water facilities that can meet all water quality, channel protection and flood control requirements while having comparatively low long-term maintenance requirements based upon the site constraints.

The site designer will also have the responsibility of developing the plats, drainage plans, Operations and Maintenance Plan, and the As-Built Plan, as originally described in Chapter 3 of this volume.

2. Property Owner: After construction, the property owner is responsible for ensuring the long-term proper operation and maintenance of all storm water management facilities and the appropriate long-term maintenance of Water Quality Volume (WQ_v) reduction

areas. For storm water management facilities, this requires that the property owner perform regular inspections and necessary maintenance activities. For WQ_v reduction areas, such as natural areas, this might simply mean ensuring that the area is left alone and not cleared or developed for another purpose. For many property owners, these activities might be done by a third party such as a capable landscape maintenance business, facility manager or site superintendent. For more information on structural storm water management facility inspection content, frequency and documentation, and on WQ_v reduction areas, refer to Volume 2 of this Manual.

3. Local Jurisdiction: The local storm water management regulation gives each jurisdiction the authority to perform periodic inspections of storm water management facilities and WQ_v reduction areas during and after construction, and to order corrective actions when needed. Specifically, the local jurisdictions will be inspecting for conformance of the facility with local regulations and policies. The reader is referred to the jurisdiction's storm water management regulations for more information on jurisdictional authority and penalties if corrective actions are warranted.

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